

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		GORHAM ST, ARLINGTON

OWNERSHIP

Owner 1:	VETRO ANTHONY & ROSANNE
Owner 2:	
Owner 3:	
Street 1:	30 GORHAM ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	VALLARELLI RICHARD J SR & -
Owner 2:	VALLARELLI JANICE M -
Street 1:	33 ALTON ST
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,800 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2012, having primarily Vinyl Exterior and 2457 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bd rms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4800		Sq. Ft.	Site		0	70.	1.18	5									394,800						394,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4800.000	682,900		394,800	1,077,700		60891
							GIS Ref
							GIS Ref
Total Card	0.110	682,900		394,800	1,077,700	Entered Lot Size	
Total Parcel	0.110	682,900		394,800	1,077,700	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	438.71	/Parcel:	438.7	Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	683,000	0	4,800.	394,800	1,077,800	1,077,800	Year End Roll	12/18/2019
2019	101	FV	540,900	0	4,800.	400,400	941,300	941,300	Year End Roll	1/3/2019
2018	101	FV	519,600	0	4,800.	298,900	818,500	818,500	Year End Roll	12/20/2017
2017	101	FV	519,600	0	4,800.	270,700	790,300	790,300	Year End Roll	1/3/2017
2016	101	FV	519,600	0	4,800.	259,400	779,000	779,000	Year End	1/4/2016
2015	101	FV	511,500	0	4,800.	220,000	731,500	731,500	Year End Roll	12/11/2014
2014	101	FV	511,500	0	4,800.	208,700	720,200	720,200	Year End Roll	12/16/2013
2013	101	FV	511,500	0	4,800.	198,500	710,000	710,000		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VALLARELLI RICH	59646-208		7/31/2012	Mult Lots	785,000	No	No		
LUNDGREN SHIRLE	58615-174		3/5/2012	Change>Sale	355,000	No	No		
LUNDGREN SHIRLE	56984-196		6/14/2011	Convenience		1	No	No	
RICHARDS CLAIRE	51714-423		9/24/2008	Family		1	No	No	
RICHARDS CLAIRE	44300-46		12/15/2004	Family		1	No	No	
RICHARDS CLAIRE	29252-512		10/22/1998	Family		1	No	No	F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
7/13/2012	876	Dormers	6,000					INSTALL 2 DOG HOUS

ACTIVITY INFORMATION

Date	Result	By	Name
8/17/2018	MEAS&NOTICE	BS	Barbara S
5/30/2012	Measured	JBS	JOHN S
5/30/2012	Measured	JBS	JOHN S
5/30/2012	MLS	MM	Mary M
5/30/2012	Info Fm Prmt	MM	Mary M
4/20/2009	Meas/Inspect	163	PATRIOT
4/11/2009	Measured	345	PATRIOT
3/25/2009	Measured	197	PATRIOT
11/9/2000	Hearing N/C	153	PATRIOT
Sign:	VERIFICATION OF VISIT NOT DATA		

